

**Village of Salado  
Salado Municipal Building  
301 North Stagecoach Road  
Salado, Texas  
Minutes of Regular Meeting of Board of Aldermen  
January 5, 2023 at 6:30 p.m.**

The Board of Aldermen meeting was called to order at 6:30 p.m. by Mayor Michael Coggin. *The meeting was conducted in person and using videoconferencing. Public participation was available via videoconference.*

Mayor Coggin gave the Invocation and the Board of Aldermen led the Pledge of Allegiance to the United States and Texas flags.

Board Members Present: Mayor Michael Coggin, Mayor Pro-tem Rodney Bell, Aldermen Paul Cox, John Cole, D. Jasen Graham, and Jason Howard attended in person.

Staff Present: Village Administrator Don Ferguson, Assistant Village Administrator Stacey Ybarra, City Secretary Cara McPartland, Police Chief Gary McHone, and Tourism Director Andrea Howard.

### **1. Citizens Communications**

No citizen comments were heard.

### **2. Consent Agenda**

- A. Approval of minutes of the Regular Board of Aldermen meeting of December 15, 2022.
- B. Approval to formally accept a sponsorship check for the All-Abilities Playground Project from Legacy Salado Inc. and authorizing the execution of sponsorship agreement for the donation. (*Village Administrator*)

Alderman Cole moved to approve the Consent Agenda, as presented. Alderman Graham seconded. Motion carried on a vote of 5-0.

### **3. Discuss and Consider Possible Action Regarding any Item Removed from the Consent Agenda**

No items were removed.

### **4. Status Reports**

- A. Village Administrator's Status Report
  - Administrative Staff Vacancies

Village Administrator Ferguson reported City Secretary is retiring January 31<sup>st</sup> and Assistant Village Administrator Stacey Ybarra will be leaving January 13<sup>th</sup> to take a position with the City of Lampasas as Economic Development Director. He extended best wishes, noted both positions have been posted, and applications are being received.

- Open Burn Permits

Village Administrator Ferguson reported that the Village is now doing site inspections for burn permit applications, rather than Salado Volunteer Fire Department, which will continue to serve as a resource, as needed. He advised the burn permit fee remains the same at \$20, but may be changed, if the Board wishes to consider future action.

- Sanctuary Public Improvement District

Village Administrator Ferguson reported the public hearing and action date has been postponed until the late January or early February Board of Aldermen meeting due to statutory posting requirements.

- Salado Community Institute

Village Administrator Ferguson reported that applications are being accepted for Session III of the Salado Community Institute set for early March 2023.

- Mustang Springs Development Agreement

Village Administrator Ferguson reported development of a draft agreement is underway and anticipated presentation to the Board for consideration on January 19<sup>th</sup>. He asked for the Board's input on a possible date for the Board to hold a meeting for a site visit to the subject property.

In addition, Village Administrator Ferguson provided an update on the status of Main Street lights. He advised that TxDOT has taken down another 14 lights to be shipped back to the manufacturer, which now has a total of 35 lights to be repaired. He noted some of the lights at the south end of Main Street were not functioning due to a problem with Oncor's junction box that is being resolved. Also, he stated that TxDOT has indicated willingness to place flashing stop signs at frontage road intersections pending exploration of funding options. He advised that LED-lighted stop signs are set to be installed at the intersection of Williams and West Village Roads by the end of next week.

- 2022 Development Activity Update

Village Administrator Ferguson reported marked increases in 2022 activity, as compared to 2021 and 2020 statistics for the commercial permits, residential permits, improvement values, and housing starts. Residential activity showed significant increases in number of permits issued, new housing starts, and values.

Discussion addressed PID-related deadlines in the amended Sanctuary development agreement; public misinformation on the PID-creation/issuance process, which includes extensive background investigation and information sharing prior to the issuance of any bonds; establishing a kill date for bond issuance from when the PID was created (for example, if no debt is issued for a specified number of years, the PID would be dissolved); request for a \$50,000 initial installment from the developer to help the Village pay for its share of legal costs to create the PID; specifics of the Village's reimbursement of PID-related legal/consulting costs; and confirmation that the PID would not increase taxes for any property owners who reside outside of the development. In addition, brief discussion addressed interest in Nextlink's future presentation to the Board; response received from Brazos River Authority regarding a letter citing concerns with a possible pipeline between Stillhouse Hollow Lake and Lake Belton; aesthetic/safety concerns regarding the reclaimed wood business outside of the Village's jurisdiction; and posting requirements for a possible on-site meeting of the Board of Alderman at the proposed Mustang Springs development.

#### B. Salado Police Chief Status Report

- Calls for Service

Police Chief Gary McHone presented the following statistics for December: calls for service (547); number of offense reports (17); number of supplemental reports (5); number of crash reports (5); number of warrants obtained (0); other agency assists (18); number of citations issued (37); number of warnings issued (120); number of arrests (2); grand jury referrals (0); and average response times. Details were provided on response time definitions. Chief McHone advised that 146 house watches/area checks were conducted during December.

- License Plate Reader Program Update

Chief McHone reported work continues with Flock Safety to close out end of year data to be provided at the Board's next meeting.

- Citizens on Patrol Program

Chief McHone reported that COP volunteers found 5 open businesses in December and training was held on buzzard abatement that is conducted regularly at problem areas.

In addition, Chief McHone reported on firearms/taser officer training. Discussion addressed filling the last open School Resource Officer position; explanation of Priority 4 call response time calculation; appreciation for patrol officers and positive interaction with the public.

Mayor Coggin asked Village Administrator Ferguson for details on the proposed Mustang Springs development, provision of specific utilities, type/value of housing, and developer's interest in annexing into the Village of Salado.

#### C. Tourism Director's Report

- Salado Marketing Activities

Tourism Director Howard reported that 121 new and 138 returning users visited the website/app during December and provided available historical December data. She provided lodging report statistics for specific lodging operations that are shared with visitors inquiring about room availability. She reported on work with the Chamber of Commerce on complimentary marketing initiatives for Stroll to promote visitation and increase attendance, including billboards, radio ads/broadcast remote, and banner ads. She also worked with the Salado Historical Society to help promote its Tour of Homes through a targeted email marketing campaign.

- Visitors Center Activities

Tourism Director Howard reported that 561 visitors stopped in the Visitors Center during December, with a total of 5,401 visitors during 2022. She provided available historical data for 2018 through 2021. She reported on shuttle usage during Stroll and thanked all of the volunteer drivers.

- Upcoming Events

Tourism Director Howard reported the Chamber of Commerce's Wildflower Art & Craft Fair is scheduled for March 25-26.

Discussion addressed factors driving growth in tourism such as effective marketing; effect of pandemic on travel; and projected lack of negative impact of possible Main Street Bridge closure on Stroll.

## 5. Ordinance

Consider approval of an ordinance of the Village of Salado, Texas, ordering a General Election on May 6, 2023, for the purpose of electing three (3) aldermen of the Village of Salado Board of Aldermen; establishing early voting locations and polling places for the election; making other provisions for the conduct of the election; and providing for findings of fact, severability, conflicting provisions, governing law, proper notice and open meeting, and an effective date. *(Village Administrator)*

Village Administrator Ferguson reviewed key provisions of the ordinance ordering a joint election, including election day/early voting location, dates/times, and future consideration of a joint election agreement among the Village of Salado, Salado ISD, and the Salado Public Library District.

Alderman Cole moved to approve the ordinance, as presented. Mayor Pro-tem Bell seconded. Motion carried on a vote of 5-0.

## 6. Discussion and Possible Action

- Discuss and consider issues regarding a proposal to close the Main Street Bridge over the Salado Creek for the 2023 Salado Christmas Stroll celebration. *(Village Administrator; no action will be taken on this item)*

Village Administrator Ferguson noted past discussions of this issue and a recent incident during 2022 Stroll involving a vehicle and a stroller crossing the bridge. He cited quick action avoiding injury, but said options need to be explored to improve traffic/pedestrian safety and mobility. He spoke of various alternatives and possible impact to Main Street businesses and parking. He recommended a proposal to close Main Street at the southern end of Pace Park Road (across from the Baptist Church) down to Royal Street. He said this would allow traffic to utilize parking available on the south side of the Bridge, Royal Street, and possibly at the church. He said people would have full pedestrian access on the Bridge, but there would be no vehicular access. He said a closure at the referenced location would allow the use of Pace Park for parking. He noted the Main Street Bridge was successfully closed during the laser light shows and enhanced safety. He advised that the Chamber of Commerce has expressed opposition to the proposed closure.

Discussion addressed various times for possible bridge closures; law enforcement presence and advance signage at both ends of the bridge; public education efforts; working with the Chamber of Commerce; use of shuttle and extra trolleys; expanded parking areas; possible allowance for shuttle/trolley use/golf carts on the bridge; and general consensus to consider a closure proposal with public input/meeting(s) involving business owners and the Chamber of Commerce.

- B. Discuss and consider possible action regarding the allocation of funds presented to the Village of Salado by the County of Bell for school crossing guard, health/nutrition, child abuse prevention/intervention, and drug/alcohol abuse prevention programs in Salado. *(Village Administrator)*

Village Administrator Ferguson explained that the annual allocation of approximately \$2,700 is historically donated to Salado ISD, which uses the funds to enhance school crossing guard safety, including items such as vest purchases and health programs. He advised that Salado ISD accounts for its use of funds to the Village.

Alderman Graham moved to approve the allocation to Salado ISD, as presented. Alderman Cox seconded. Motion carried on a vote of 5-0.

- C. Discuss and consider possible action regarding a proposed calendar relating to the development of the Fiscal Year 2024 Village of Salado Operating Budget. *(Village Administrator)*

Village Administrator Ferguson presented a calendar containing important budget-related benchmarks and deadlines to help with development of the Fiscal Year 2024 Budget, with the understanding that dates may be amended, if necessary.

Alderman Cox moved to approve the proposed calendar, as presented. Alderman Cole seconded. Brief discussion addressed possible scheduling conflicts and ability to amend dates, as needed. Motion carried on a vote of 5-0.

## **Adjournment**

Mayor Coggin thanked Ms. Ybarra for her service to the Village. She expressed appreciation for her time here in Salado. Alderman Graham moved to adjourn. Mayor Coggin called the meeting adjourned at 7:32 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 19<sup>th</sup> of January, 2023.

**APPROVED:**



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Michael Coggin, Mayor

**ATTEST:**

  
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Cara McPartland, City Secretary